

042.0

0007

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

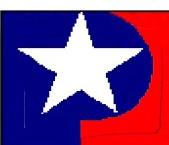
772,600 / 772,600

USE VALUE:

772,600 / 772,600

ASSESSED:

772,600 / 772,600


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
223		BROADWAY, ARLINGTON

Legal Description						
101	4232.000	373,600	5,200	393,800	772,600	
Total Card	0.097	373,600	5,200	393,800	772,600	Entered Lot Size
Total Parcel	0.097	373,600	5,200	393,800	772,600	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	327.37	/Parcel:	327.37
						Land Unit Type:

OWNERSHIP		Unit #:
Owner 1:	DAHILL THOMAS H &	
Owner 2:	DAHILL PATRICIA	
Owner 3:		
Street 1:	223 BROADWAY	
Street 2:		

Twn/Cty:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER			
Owner 1:	DAHILL THOMAS H -		
Owner 2:	-		
Street 1:	223 BROADWAY		
Twn/Cty:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474	Type:	

NARRATIVE DESCRIPTION			
This parcel contains .097 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1922, having primarily Wood Shingle Exterior and 2360 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.			

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4232		Sq. Ft.	Site		0	80.	1.16	1			Med. Tr	-10					393,812						393,800	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
11/7/2018	67726-277		8/1/2016	Convenience		1	No	No			HS	Hanne S											
2/18/2009	6503-119		1/1/1901	Family			No	No	N		189	PATRIOT											
3/21/2000											270	PATRIOT											
3/3/2000											268	PATRIOT											
8/17/1993											AJS												

Sign: \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 15 - Old Style	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Fair	OTHER FIX=SINK IN SFL.								FFL BMT 11 (143)	8		
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: 8 - Brick Veneer	3/4 Bath: 1	Rating: Average	A 3QBth	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	OthrFix: 1	Rating: Average				
Roof Struct: 2 - Hip	Roof Cover: 1 - Asphalt Shgl	Color: RED	View / Desir:	Kits: 1	Rating: Fair	A Kits:	Rating:	Frl: 1	Rating: Average	WSFlue:	Rating:	<b>RESIDENTIAL GRID</b>					
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				1st Res Grid Desc: Line 1 # Units 1									
Grade: C+ - Average (+)	Year Blt: 1922	Eff Yr Blt:	Alt LUC:	Alt %:	Location:	Total Units:	Level	FY LR DR D K FR RR BR FB HB L O	Other	Upper	Lvl 2	Lvl 1	Lower				
Jurisdct:	Fact: .	Const Mod:	Lump Sum Adj:	Location:	Total Units:	Floor:	% Own:	Totals RMS: 9 BRs: 4 Baths: 1 HB	Name:	RES BREAKDOWN							
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				Exterior: No Unit RMS BRS FL									
Avg Ht/FL: STD	Prim Int Wal 2 - Plaster	Sec Int Wall:	Partition: T - Typical	Phys Cond: AV - Average	31. %	Functional:	%	1 9 4 M	Additions:	Kitchen:							
Prim Floors: 3 - Hardwood	Sec Floors:	Total: 31 %	Override:	Economic:	%	Special:	%	Totals	Baths:	Electric:							
Bsmnt Flr: 12 - Concrete	Subfloor:	Total: 31 %	General:	Plumbing:	Electric:	Heating:	General:	1 9 4	Plumbing:	Electric:							
<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				WtAv\$/SQ: AvRate: Ind.Val				<b>SUB AREA</b>					
				Rate Parcel ID Typ Date Sale Price				Juris. Factor: Before Depr: 173.71				Code Description Area - SQ Rate - AV Undepr Value Sub Area % Usbl Descrip % Type Qu # Ten					
				Adj \$ / SQ: 157.921 Other Features: 72250 Grade Factor: 1.10 NBHD Inf: 1.00000000				Special Features: 0 Val/Su Net: 103.84				BMT Basement 1,091 47.380 51,688 UAT 100 FLA 100 A					
				NBHD Mod: LUC Factor: 1.00 Adj Total: 541503 Depreciation: 167866				Final Total: 373600 Val/Su SzAd 175.98				FFL First Floor 1,091 157.920 172,292 SFL Second Floor 1,032 157.920 162,974 UAT Upper Attic 237 110.540 26,199 EFP Enclos Porch 147 46.750 6,873					
				Depreciated Total: 373637								Net Sketched Area: 3,598 Total: 420,026					
<b>MOBILE HOME</b>				Make: Model: Serial #				Year: Color:				Size Ad 2123 Gross Area 4309 FinArea 2360					
<b>SPEC FEATURES/YARD ITEMS</b>																	
<b>PARCEL ID</b> 042-0-0007-0007.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
4	Garage W/Lof	D	Y	1	20X18	A	AV	1922	24.14	T	40	101			5,200		5,200
More: N	Total Yard Items:	5,200	Total Special Features:											Total:	5,200	IMAGE	AssessPro Patriot Properties, Inc